



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**54 Kingsmills, Elgin, IV30 4BU**

**Fixed price £75,000**

Ground floor flat situated in a popular residential area of Elgin, close to Elgin Cathedral and within walking distance of the town centre. The accommodation comprises entrance vestibule, hallway, lounge, kitchen, two double bedrooms and a shower room. The property whilst in need of upgrading and modernisation would make an ideal first time or investment purchase and further benefits from double glazing, gas central heating and gardens front and rear.

**Harper Macleod LLP**, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

**Tel:** 01343 555 150 **Email:** [propertyshop.elgin@harpermacleod.co.uk](mailto:propertyshop.elgin@harpermacleod.co.uk) <https://www.estateagencymoray.co.uk>



**ENTRANCE VESTIBULE**

Spacious storage room

**HALLWAY**

Wooden floor boards; ceiling light fitting.

**LOUNGE**

14'10" x 12'5" (4.53m x 3.79m)



Window to front; marble fire surround with gas fire and back boiler; marble hearth and shelving; bare wooden floorboards; ceiling light fitting.

**KITCHEN**

10'9" x 6'0" (3.30m x 1.85m)



Windows front and side; fitted kitchen in wood effect; built-in single electric oven, hob and hood; plumbed in washing machine; fridge freezer; vinyl flooring; ceiling light fitting.

**BEDROOM 1**

10'9" x 10'0" (3.29m x 3.07m)



Window to rear; range of wardrobes; built-in cupboard; fitted carpet; ceiling light fitting.

**BEDROOM 2**

10'3" x 10'1" (3.14m x 3.09m)



Window to rear; double built-in wardrobe; built-in wardrobe; ceiling light fitting.

## SHOWER ROOM

7'3" x 4'11" (2.22m x 1.50m)



Internal room; vanity mounted sink; WC and shower cubicle with electric shower; vinyl flooring; ceiling light fitting.

## OUTSIDE



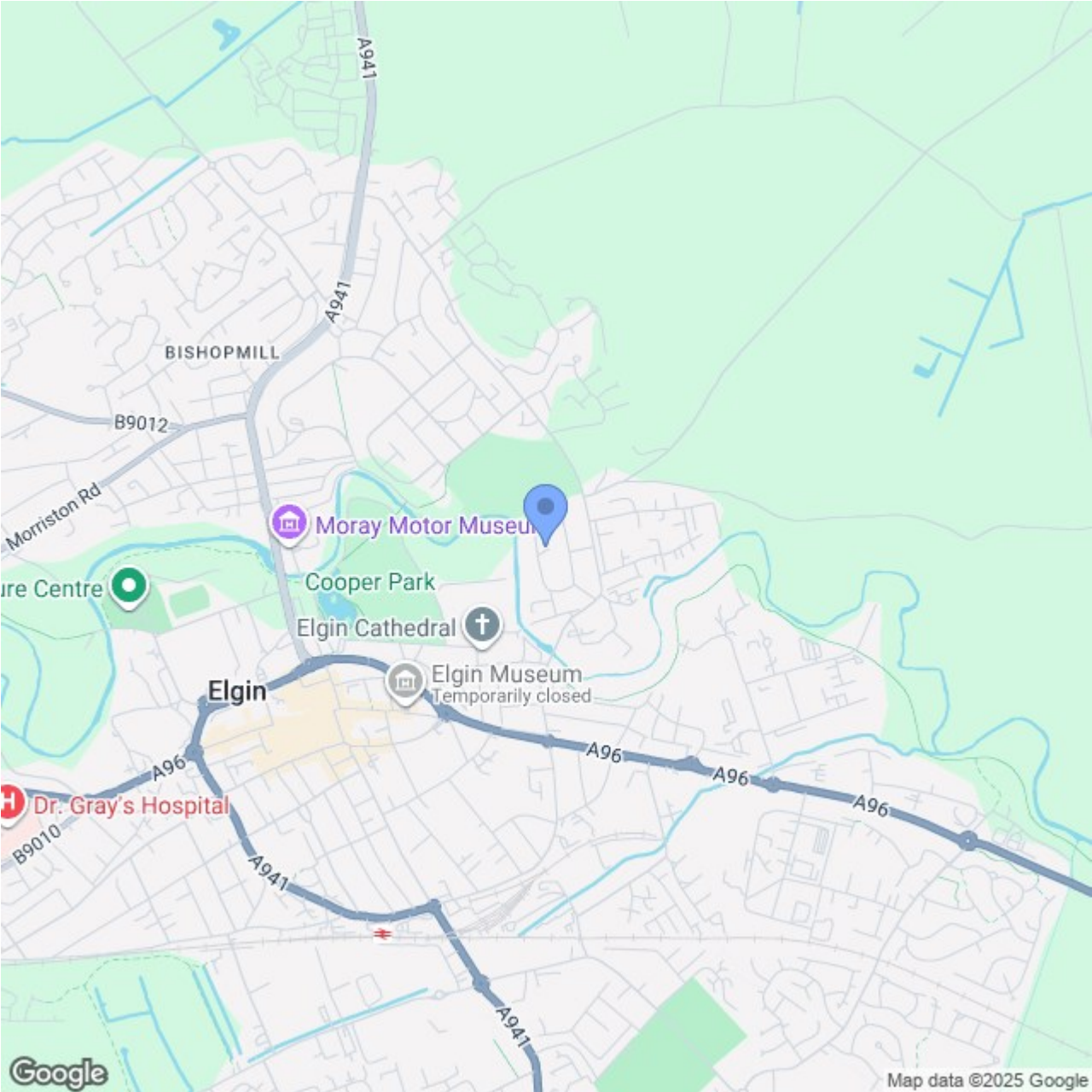
The garden to the front is laid with low maintenance gravel. The rear garden is fully enclosed and also low maintenance gravel; rotary clothes dryer.

## NOTES

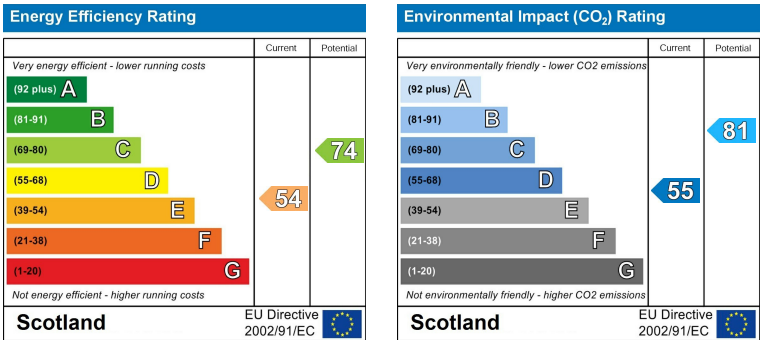
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all shower room fittings; the built-in electric oven, hob, hood, washing machine and fridge freezer in the kitchen and the rotary clothes dryer in the garden.



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.